



**LAS VEGAS
CITY COUNCIL**

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August 19, 2021

Mr. Jorge Cervantes
City of Las Vegas Redevelopment
495 South Main Street, 7th Floor
Las Vegas, Nevada 89101

**RE: 21-0317-SUP1 AND 21-0317-SDR1
CITY COUNCIL MEETING OF AUGUST 18, 2021**

Dear Mr. Cervantes:

The City Council at a regular meeting held on **August 18, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 6.06 acres on the west side of Decatur Boulevard, approximately 345 feet north of Westmoreland Drive (APN 138-25-518-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

- **21-0317-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE
- **21-0317-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT CONSISTING OF TWO, FOUR-STORY BUILDINGS WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

21-0317-SUP1 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed Use, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0317-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0317-SDR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0317-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/20/21, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow the southern landscape buffer to be four feet in width where eight feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow the northern landscape buffer to be four feet in width where eight feet is required.
6. A Waiver from Title 19.08 is hereby approved, to allow the eastern landscape buffer to be 10 feet in width where 15 feet is required.
7. The trash enclosure(s) shall be constructed in accordance with Title 19.

8. Mechanical equipment shall be screened in accordance with Title 19.
9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - One, 24-inch box shade tree shall be provided every 20 linear feet adjacent to the north property line, with 4, 5-gallon shrubs for each required tree.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

- c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
14. No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
 15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

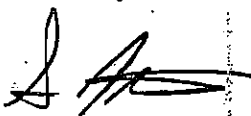
16. Construct a bus turn out per Standards Drawing 234.1 and grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that such an easement is not required.
17. The sidewalks along Laurelhurst Drive and Decatur Boulevard adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. This site shall connect to the existing on-site private sewer allowed per the existing Decatur and Vegas commercial subdivision map, File 141, Page 41.

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20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb.

cc: Ms. Sharon Bullock
CDPCN (1501 LLC)
2009 Alta Drive
Las Vegas, Nevada 89106

Mr. Josh Harney
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102